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**ORDINANCE NO. 356**

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**AN ORDINANCE OF THE CITY COUNCIL  
OF THE CITY OF BRADBURY AMENDING  
THE BRADBURY MUNICIPAL CODE  
REGARDING UNINHABITED RESIDENTIAL  
PROPERTY**

**THE CITY COUNCIL OF THE CITY OF BRADBURY DOES ORDAIN AS  
FOLLOWS:**

Section 1. Chapter 110 is hereby added to the Bradbury Municipal Code to read as follows:

**CHAPTER 110. - Uninhabited Residential Property**

**Sec. 9.110.010 - Purpose and Intent:**

This article is enacted to mitigate the public safety or code enforcement issues that can arise when residential properties are uninhabited for extended periods of time.

**Sec. 9.1.110.020 - Definitions:**

*Authorized Parties:* two (2) or more persons and/or agents that the property owner designates in writing as having authority to act on the property owner's behalf in the event of a public safety or code enforcement issue, each of whom can promptly respond after being contacted by the city regarding a public safety or code enforcement issue on the uninhabited property. The property owner can, but is not required to be, an authorized party.

*Current Contact Information:* One or more current telephone numbers for each of the authorized parties.

*Promptly Respond:* Arriving at the uninhabited property within not more than twenty-four hours after contact by a City of Bradbury representative.

*Public Safety or Code Enforcement Issue:* An event or observation that a representative of the city considers to pose a threat or nuisance to the uninhabited property, a neighboring property, or a neighboring resident, including, but not limited to, a call or calls for service to which city personnel respond. Examples include trespassing, property damage, fire, suspected illegal activity, compromised power or gas lines, damaged water pipes or violations listed in Sec. 9.109 (Bradbury Municipal Code – Property Maintenance Standards).

*Uninhabited*: A residential property in which no one has lived on a day to day basis for a period of sixty (60) consecutive days or longer. Periodic visits by a third party to the property shall not constitute inhabitation.

**Sec. 9.1.110.030 - Registration:**

Residential property owners of residential property that is or will become uninhabited shall contact the City of Bradbury City Hall, register the property and provide the names and current contact information for the authorized parties and such other information as City Hall shall require. This information will be maintained by Bradbury City Hall and will be used solely for purposes related to this article. Once the property is registered, the property owner shall keep the list current and ensure that each person on the list qualifies as an authorized person.

**Sec. 9.1.110.040 - Registration Fee:**

The City Council shall from time to time establish a fee the owner shall pay for registering an uninhabited property.

Section 2. If any provision of this Ordinance is held to be unconstitutional, it is the intent of the City Council that such portion of this Ordinance be severable from the remainder and that the remainder be given full force and effect.

Section 3. The City Clerk shall certify to the adoption of this Ordinance.

PASSED, APPROVED and ADOPTED this \_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Bruce Lathrop  
Mayor

ATTEST:

\_\_\_\_\_  
Claudia Saldana  
City Clerk

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    ) ss.  
CITY OF BRADBURY             )

I, Claudia Saldana, City Clerk of the City of Bradbury, do hereby certify that the foregoing ordinance, being Ordinance No. \_\_\_\_\_, was duly passed by the City Council of the City of Bradbury, signed by the Mayor of said City, and attested by the City Clerk, all at a regular meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, that it was duly posted and that the same was passed and adopted by the following vote, to wit:

AYES:

NAYS:

ABSENT:

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Claudia Saldana  
City Clerk  
City of Bradbury